172.0	0011	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,200 / 852,200
					USE VALUE:	852,200 / 852,200
					ASSESSED:	852,200 / 852,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JUITT DAVID N & LAURA G
Owner 2:	
Owner 3:	
Street 1:	77 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1904, having primarily Aluminum Exterior and 2201 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5503.000	438,600	4,000	409,600	852,200
Total Card	0.126	438,600	4,000	409,600	852,200
Total Parcel	0.126	438,600	4,000	409,600	852,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.14 /Parcel: 387.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114646

GIS Ref

GIS Ref

Insp Date 09/26/18

!13384!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0011-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	438,600	4000	5,503.	409,600	852,200		Year end	12/23/2021
2021	101	FV	425,500	4000	5,503.	409,600	839,100		Year End Roll	12/10/2020
2020	101	FV	424,900	4000	5,503.	409,600	838,500	838,500	Year End Roll	12/18/2019
2019	101	FV	339,800	4000	5,503.	409,600	753,400	753,400	Year End Roll	1/3/2019
2018	101	FV	349,800	3100	5,503.	362,800	715,700	715,700	Year End Roll	12/20/2017
2017	101	FV	349,800	3100	5,503.	304,200	657,100	657,100	Year End Roll	1/3/2017
2016	101	FV	349,800	3100	5,503.	304,200	657,100	657,100	Year End	1/4/2016
2015	101	FV	330,900	3100	5,503.	263,300	597,300	597,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:54:35

LAST REV

Date	Time
10/05/18	10:30:35
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13384

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOBERT ALFRED M	30434-433		7/19/1999		389,000	No	No		
	10688-472		11/12/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Inspected	BS	Barbara S
8/25/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Info At Door	372	PATRIOT
3/7/2000	Inspected	264	PATRIOT
12/9/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114646
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5503		Sq. Ft.	Site		0	70.	1.06	8									409,563						409,600	

Total AC/HA:	0.12633	Total SF/SM:	5503	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	409,563	Spl Credit		Total:	409,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	16 - Stone Vene	30	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30015481
Const Adj.:	1.09133637
Adj $ / SQ:	184.458
Other Features:	101500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595975
Depreciation:	157337
Depreciated Total:	438637

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 2 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

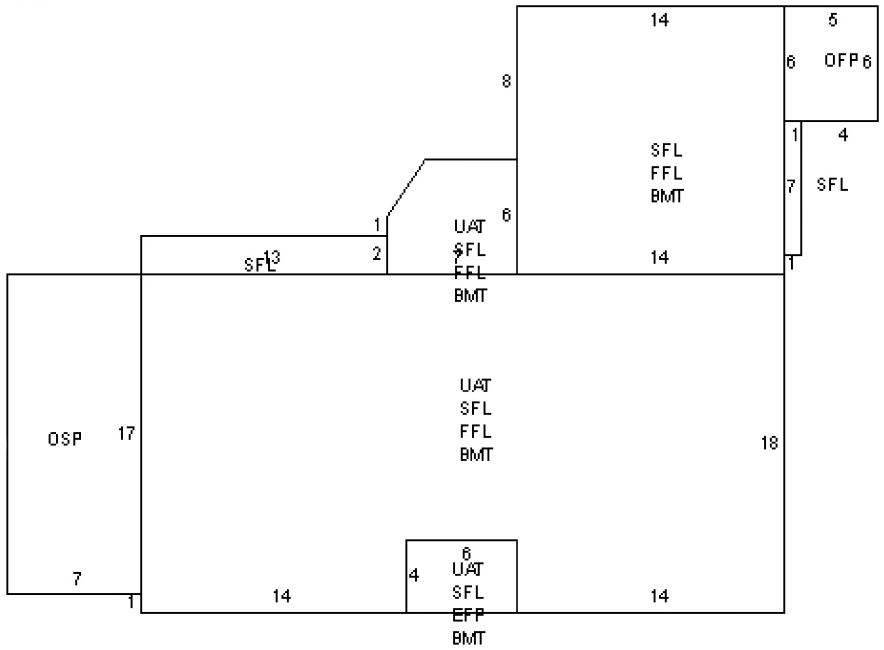
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	223.19
Special Features:	0	Val/Su Net:	156.75
Final Total:	438600	Val/Su SzAd	271.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	847	76.090	64,447
FFL	First Floor	823	184.460	151,809
SFL	Second Floor	792	184.460	146,091
UAT	Upper Attic	163	129.120	21,014
OSP	Screen Porch	119	36.450	4,338
OFP	Open Porch	30	48.020	1,441
EFP	Enclos Porch	24	79.230	1,902
	Net Sketched Area:	2,798	Total:	391,042
Size Ad	1615	Gross Area	3374	FinArea 2201

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
SFL	90				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

172.0-0011-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1950	27.50	T	40	101			3,300			3,300
19	Patio	D	Y	1	208	A	AV	2000	4.05	T	15.2	101			700			700

More: N | Total Yard Items: 4,000 | Total Special Featues: | Total: 4,000